

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

April 6, 2010

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Rachelle Ehlert, Deputy Civil Attorney; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District;; and Laurence Parker, Southwest Utah Public Health Department.

Excused: Ron Whitehead, Public Works Director and Paul Wright, Department of Environmental Quality

CONDITIONAL USE PERMIT EXTENSION:

A. Request extension on a single family dwelling within the A-20 zone on Smith's Mesa, with the total acreage being 150 acres. Rick Eddy/Zion Cliff Dwellers,LLC., applicant.

This is a 3rd extension and applicant previously met the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department (SUPHD), and quantity and quality on a private well. Single family dwellings are conditionally approved within the A-20 zone, with this property containing a total of 150 acres. The property is accessed from the Smith's Mesa Rd. through Virgin, Utah, then onto a County prescriptive use road, generally located on the upper Smith's Mesa. The site plan meets all setback requirements of 25' on all sides, rear and front. The building Official stated there would need to be further engineering on the structure to meet snow load/live load and the Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. Once again, review of Robert Beers, SUPHD representative, previous statement that the septic permit becomes void after one year and the Director of the Ash Creek Special Service District (ACSSD) indicated that the applicant would need to meet with their board for approval. **No permit has been issued as yet, so the staff granted an extension of the Conditional Use for another year, whereas, the initial work that went into applying for the conditional use should be enough to keep the permit active, and with the stipulation that the septic is reviewed by the ACSSD and renewed by SUPHD.**

CONDITIONAL USE PERMITS:

A. Request permission for a 2nd family dwelling within the RA-5 zone, Blackridge Ranches-Phase 1, Lot 55, in the New Harmony area. Enessy & Laraine Ficklin, applicants.

The applicant meets the requirements for the 2nd dwelling by submitting a site plan, foundation plan, an approved Airr treatment system from the Ash Creek Special Service District and the Southwest Utah Public Health Department. The water is provided by the Mountain Springs Culinary Water Company. The 2nd dwelling is a manufactured home for a family member and would be approved seasonal in nature, due to .85 acre feet of water established by the subdivision CC&R's. Ash Creek Special Sewer District Manager indicated that he was in approval with the density requirements for this area, with the applicant having 5 acres and using the Airr Systems. The planner advised that 2nd dwellings are conditionally approved within the RA-5 zone. The

property is accessed from Old Hwy 91 and 1500 South in the Blackridge Subdivision generally located southeast of New Harmony. The site plan meets 25' setback requirements on all sides, rear and front. The Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. **The staff decided to grant approval of the Conditional Use Permit for the 2nd dwelling for a family member for the period of one (1) year..**

B. Request permission for an accessory dwelling (garage/bath) within the Old Spanish Trail Homesteads, 2 amended, lot 6A, in the Veyo area. Steve & Kate MacFarlane, applicant.

The applicant has requested an accessory dwelling (full bath) within a garage structure, which is located at 194 S. 300 West (Volcano Dr), in Veyo, Utah. The applicant submitted a site plan and a floor plan will be reviewed by the building staff, with a file copy submitted for the planning file. The septic permit is approved for the main dwelling with 1 bedroom and is adequate to accommodate 3 more bedrooms. If there is an addition to the home verification on adequate septic will need to come from the Southwest Utah Public Health Department. This remodel of the garage is less than 900 square feet requirement for an accessory dwelling. **The Conditional Use Permit was approved for one (1) year, subject to review of the floor plan during the permit process by the Department of Building Safety and acquiring the initial septic permit for the file.**

C. Request permission for an accessory dwelling (garage) within the RE-40.0 zone at Canyon Trails - Phase 2, lot 15, in Dammeron Valley. Ted & Cami Parker, applicants.

The applicant has requested an accessory dwelling within a garage structure, which is located at 1424 N. Canyon Trails Dr., in Dammeron Valley. The applicant submitted a site plan and a floor plan will be reviewed by the building staff, with a file copy submitted for the planning file. The septic permit is approved for the main dwelling and is adequate for the 1 bedroom added in the accessory dwelling, which was obtained from the Southwest Utah Public Health Department. This meets the criteria set forth for accessory dwelling units and the casita portion is less than 900 square feet. **The staff decided to grant approval of the Conditional Use Permit for the period of one (1) year.**

D. Request permission for a single family dwelling within the A-20 zone, Prince Lot Split #5, in the New Harmony area. Steve Persing, applicant and Tony West, agent.

The applicant meets the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department (SUPHD), and a culinary water use from the North Valley Water Company. Single family dwellings are conditionally approved within the A-20 zone, with this property containing a total of 20 acres. The property is accessed from the Old Hwy 144 to 900 East, then right on 800 North and left on 1400 East, generally located in the Red Butte area of Bumblebee Range. The site plan meets all setback requirements of 25' on all sides, rear and front. The Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. Lawrance Parker, SUPHD representative, stated that the septic permit meets their requirement and the Director of the Ash Creek Special Service District (ACSSD) indicated that the applicant has met with their board for approval. The applicant decided to remove the shower from the bath in the barn, so they would not be using up their 2nd dwelling permit on this use. **The staff decided to grant approval of the Conditional Use Permit for a single family dwelling for the period of**

one (1) year.

PLAN REVIEW

A. Change Site Plan for the Diamond Valley Elementary School for a driveway easement and school bus parking in Diamond Valley. Mel Ashcroft, School District and Glen Carnahan, Alpha Engineering.

The applicant is in the process of purchasing an easement from the adjacent property owner, Kenneth Olson and Shauna Haskell, within the RE-40.0 zone in Diamond Valley, with the parcel being dried up many years ago when access was approved for the 13 acre Ivan-Jack property. The staff reviewed the preliminary plans for the parking lot and road access and any possible drainage issues. This will be reviewed as an extension to a Conditional Use Permit by planning staff when final plans are drawn and easement has been granted.

Deon Goheen, Planner